BETTLES, MILES & HOLLAND
Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:
www.bmhestateagents.com www.rightmove.co.uk
www.onthemarket.com www.zoopla.co.uk

PROPERTY FOR SALE
26 CROWHILL AVENUE, CLEETHORPES

PURCHASE PRICE £105,000 FREEHOLD

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£105,000
TENURE	We understand the property to be Freehold but this is to be confirmed by the solicitors

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567
naea | propertymark PROTECTED
arla | propertymark PROTECTED
safeagent

26 CROWHILL AVENUE, CLEETHORPES

Nestled in the charming area of Crowhill Avenue, Cleethorpes, this delightful no onward chain mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. With its prime location just a stone's throw from the seafront and local amenities, this property offers both convenience and a vibrant coastal lifestyle.

Upon entering, you are welcomed by the entrance porch that leads into a spacious lounge-diner, perfect for relaxing or entertaining guests. The well-appointed kitchen, complete with a pantry, provides ample storage and functionality, while a convenient downstairs WC adds to the practicality of the home.

The first floor boasts three bedrooms, ideal for families or guests, along with a well-equipped bathroom and a separate shower, ensuring that morning routines are a breeze.

Outside, the property features low-maintenance gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. The house is double glazed throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system.

This property is not only a wonderful home but also a smart investment in a sought-after area. With its proximity to the beach and local shops, it truly embodies the essence of coastal living. Do not miss the chance to make this charming house your own.

ENTRANCE PORCH

Through a u.PVC door with u.PVC double glazed side windows into the porch and there is a door to the lounge-diner.

LOUNGE-DINER

27'0 x 13'2 (8.23m x 4.01m)

The lounge-diner with a u.PVC double glazed walk-in bay window to the front and a u.PVC double glazed window to the rear. Two central heating radiators, a painted fire surround with a marble back and hearth and stairs to the first floor accommodation. There is a small meter cupboard, two lights, coving and ceiling roses to the ceiling.

26 CROWHILL AVENUE, CLEETHORPES

LOUNGE-DINER

KITCHEN

16'3 x 9'0 (4.95m x 2.74m)

With a range of pale grey wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. Two u.PVC double glazed windows, tiled splash backs, an electric cooker, plumbing for a washing machine, a central heating radiator, vinyl to the floor and two lights to the ceiling.

26 CROWHILL AVENUE, CLEETHORPES

KITCHEN

PANTRY
5'9 x 4'2 (1.75m x 1.27m)
The pantry with a u.PVC double glazed window, a wall mounted central boiler, shelving, vinyl to the floor and a light to the ceiling.

LOBBY
With a u.PVC double glazed door into the garden and laminate to the floor.

WC
2'9 x 3'5 (0.84m x 1.04m)
With a toilet, laminate to the floor and a light to the ceiling.

LANDING
Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a shower with louvre doors, a built in cupboard, a light and loft access to the ceiling.

SHOWER
3'2 x 2'0 (0.97m x 0.61m)
With a Triton electric shower, PVC boarding to the walls and spotlights to the ceiling.

26 CROWHILL AVENUE, CLEETHORPES

BEDROOM 1

13'2 x 11'4 (4.01m x 3.45m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BEDROOM 2

13'8 x 8'1 (4.17m x 2.46m)

With a u.PVC double glazed window to the rear, a central heating radiator, a built in cupboard and a light to the ceiling.

BEDROOM 3

9'0 x 8'4 (2.74m x 2.54m)

With a u.PVC double glazed window to the rear, a central heating radiator, a built in cupboard and a light to the ceiling.

BATHROOM

5'4 x 4'6 (1.63m x 1.37m)

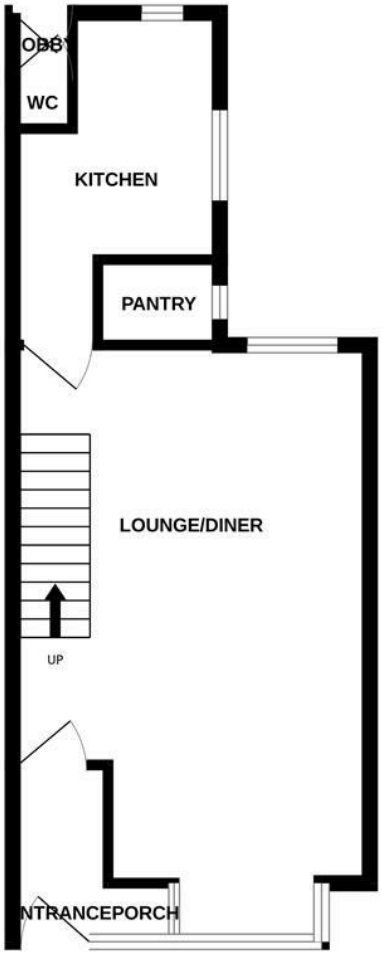
The bathroom with a beige suite comprising of a panelled bath, chrome taps, a pedestal wash hand basin, chrome taps and a toilet. A u.PVC double glazed window, tiled splash backs, vinyl to the floor and a light to the ceiling.

26 CROWHILL AVENUE, CLEETHORPES

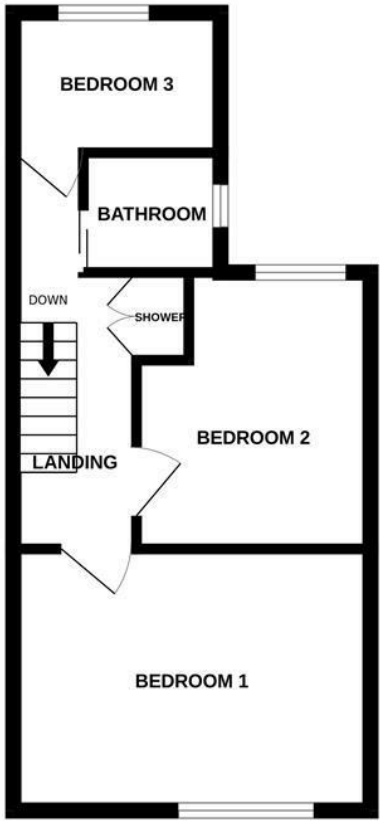
OUTSIDE

OUTSIDE

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-
Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% Inclusive of VAT (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland